



# Town of Merrimack, New Hampshire

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Planning - Zoning - Economic Development - Conservation

## RESULTS OF MERRIMACK PLANNING BOARD TUESDAY, AUGUST 18, 2020

**Planning Board members present:** Robert Best, Alastair Millns, Lynn Christensen, Bill Boyd (Town Council Ex-Officio) and Alternate Nelson Disco (arrived at 7:22 p.m., left at 8:00 p.m.).

**Planning Board members absent:** Neil Anketell and Paul McLaughlin

**Staff present:** Robert Price, Planning & Zoning Administrator

### 1. Call to Order

*Robert Best called the virtual meeting to order at 7:11 p.m. and read the procedures & processes for the virtual meeting.*

### 2. Planning & Zoning Administrator's Report

*The Board voted 4-0-0 by roll call vote to determine that the Bowers Landing Site Plan and Lastowka Lot Line Adjustment are not of regional impact, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

3. **Granger Revocable Trust (applicant/owner)** - Continued review for acceptance and consideration of final approval for a two lot subdivision. The parcel is located at 225 Naticook Road in the R-4 (Residential, by soils) District, Aquifer Conservation, and Wellhead Protection Areas. Tax Map 2B, Lot 034. Case # PB2020-11.

*At the applicant's request, the Board voted 4-0-0 by roll call vote to continue both the application's acceptance and public hearing to September 15, 2020, on a motion made by Bill Boyd and seconded by Lynn Christensen.*

4. **Synergy Storage Structures, LLC (petitioner/owner)** - Continued review for consideration of an amendment to a previous conditionally approved Site Plan regarding access and parking. The parcel is located at 403 Daniel Webster Highway in the I-1 (Industrial), Aquifer Conservation and Elderly Housing Overlay Districts. A portion of the parcel is subject to the Flood Hazard Conservation District.

*At the applicant's request, the Board voted 4-0-0 by roll call vote to continue the public hearing to September 1, 2020, on a motion made by Alastair Millns and seconded by Lynn Christensen.*

5. **Christopher Ross, LLC (applicant/owner)** - Continued review for acceptance and consideration of a Waiver of Full Site Plan Review for the conversion of current retail space into 12 multi-family residential units including building additions totaling approximately 848 square feet. The parcel is located at 401 Daniel Webster Highway in the C-1 (Limited

Commercial), Aquifer Conservation and Elderly Housing Overlay Districts. Tax Map 4D-3, Lot 083. Case # PB2020-14.

***At the applicant's request, the Board voted 4-0-0 by roll call vote to continue both the application's acceptance and public hearing to September 1, 2020, on a motion made by Alastair Millns and seconded by Lynn Christensen.***

*Nelson Disco joined the virtual meeting at 7:22 p.m. and was seated for Neil Anketell.*

6. **Bowers Landing of Merrimack II, LLC. (applicant/owner)** - Review for acceptance and consideration of final approval for a site plan to construct 72 multi-family residential units in Phase VII of the Harris Pond Planned Unit Development. The parcel is located off Bowers Landing Drive in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 1D, Lot 001-04. Case #PB2020-16

*Applicant was represented by Matt Peterson, Keach Nordstrom Associates, Inc.*

***The Board voted 5-0-0 by roll call vote to accept the application as complete for review on a motion made by Alastair Millns and seconded by Nelson Disco.***

*There was no public comment.*

***The Board voted 5-0-0 by roll call vote to continue the public hearing to September 15, 2020 on a motion made by Bill Boyd and seconded by Alastair Millns.***

7. **Frank and Erin Morris (applicants/owners)** - Review for consideration of an amendment to a previously approved Subdivision Plan to allow for a gravel driveway and timber bridge whereas a paved driveway and concrete bridge were approved. The parcel is located at 42 Parkhurst Rd. in the R-1 (Residential by map) District and Aquifer Conservation Area. Tax Map 7A, Lot 003. Case # PB2020-17.

*Applicant was represented by Frank Morris.*

*There was no public comment.*

*Nelson Disco left the virtual meeting at 8:00 p.m.*

***The Board voted 4-0-0 by roll call vote to grant conditional final approval, on a motion made by Lynn Christensen and seconded by Alastair Millns.***

8. **William Lastowka (applicant) and Land of Goshen (owner)** - Review for acceptance and consideration of final approval for a lot line adjustment. The parcels are located at 5 and 7 Watkins Rd. in the R (Residential District) (Cluster Subdivision), Aquifer Conservation, and Wellhead Protection Areas. Tax Map, 4C, Lots 449 and 449-01. Case # PB2020-18

*Applicant was represented by Mike Ploof, Fieldstone Land Consultants, PLLC.*

***The Board voted 4-0-0 by roll call vote to accept the application as complete for review on a motion made by Lynn Christensen and seconded by Alastair Millns.***

*There was no public comment.*

***The Board voted 4-0-0 by roll call vote to grant conditional final approval, on a motion made by Lynn Christensen and seconded by Bill Boyd.***

**10. Discussion/possible action regarding other items of concern**

*None.*

**11. Approval of Minutes — July 21, 2020**

***The Board voted 4-0-0 by roll call vote to approve the minutes of July 21, 2020, as submitted, on a motion made by Lynn Christensen and seconded by Alastair Millns.***

**12. Adjourn**

***The Board voted 4-0-0 by roll call vote to adjourn at 8:13 p.m., on a motion made by Lynn Christensen and seconded by Alastair Millns.***